

**AMENDED  
TOWN OF ROCKY HILL  
ZONING BOARD OF APPEALS  
AGENDA  
TUESDAY, AUGUST 21, 2007**

1. **CALL TO ORDER AT 7:30 p.m. – IN THE COUNCIL ROOM, OF THE ROCKY HILL TOWN HALL, 761 OLD MAIN ST., ROCKY HILL**
  - a. Appeal #2007-20, SFM Management requesting a variance of the Rocky Hill Zoning Regulations, Sections 8 and 6.3.7 to reduce parking space from 392 to 351 for a variance of 41 spaces for financial institution and retail store. Property located at 1030-1040 Elm Street in a C - Commercial Zoning District;
  - b. Appeal #2007-21, Wayne Pouncey requesting a variance of the Rocky Hill Zoning Regulations, Sections 3.51 & 7.1.2 to enlarge a non-conforming structure by reducing the front yard setback from 40' to 33.8' for a variance of 6.2'. Property located at 27 Park Dr. in a R-20 - Residential Zoning District;
  - c. Appeal #2007-22 REL, Inc. c/o The Lyman Company requesting a variance of the Rocky Hill Zoning Regulations, Sections 2.2 & 4.3 to construct a fence at 10' in height. Property located at LO11 Silas Deane Highway & RO12Z Sutton Rd. in a C - Commercial District;
  - d. Appeal #2007-23, Raymond Kuliesius requesting a variance of the Rocky Hill Zoning Regulations, Sections 3.4.5.A, 3.4.5.C, 3.5.1 & 7.1.7 needs a 4.3' front yard variance and 16' side yard variance. Property located at 1130 New Britain Ave. in a R-40 - Residential Zoning District;
  - e. Appeal #2007-24, 70 Old Dividend Rd., LLC requesting a variance of the Rocky Hill Zoning Regulations, Sections 6.3.5A, 6.13.1, 4.3.1 for the following variances: 1.) A reduction of 5' from the 20' side yard buffer requirement to allow for parking within buffer. 2.) A reduction of 20' from the 20' rear yard buffer requirement to allow for parking within buffer. 3.) A reduction of 50' from the 50' landscape buffer requirement from residential district to allow for parking within buffer. 4.) A reduction of 52.3' of the 55' rear yard requirement to allow for salt shed within rear yard setback. 5.) A reduction of 39.0' of the 45' side yard requirement to allow for salt shed within side yard setback. 6.) A reduction of 30.55' of the 45' side yard requirement to allow for addition to existing primary building. 7.) To allow for the use of the property as a Landscape Contractors Yard. Property located at 70 Old Dividend Rd. in a OP - Office Park Zoning District;
  - f. Appeal #2007-25, Ann Kilroy requesting a variance of the Rocky Hill Zoning Regulations, Section 6.3.7 k to reduce parking requirements from 15 spaces to 6 spaces for a variance of 9 spaces to conduct a dog grooming business. Property located at 796 Old Main St. in a C - Commercial Zoning District;
  - g. Appeal #2007-26, John & Wendy Doyle requesting a variance of the Rocky Hill Zoning Regulations, Section 3.5.1 to reduce side yard setback requirement from 30' to 10' for a variance of 20' to construct a shed. Property located at 613 France St. in a R-40 Residential District.
2. **NEW BUSINESS**
  - a. Appeal #2007-20, SMF Management, 1030-1040 Elm St.
  - b. Appeal #2007-21, Wayne Pouncey, 27 Park Drive
  - c. Appeal #2007-22, REL, Inc., LO11 Silas Deane Highway & RO127 Sutton Rd.
  - d. Appeal #2007-23, Raymond Kuliesius, 1130 New Britain Avenue
  - e. Appeal #2007-24, Old Dividend, LLC, 70 Old Dividend Road
  - f. Appeal #2007-25, Ann Kilroy, 796 Old Main St.
  - g. Appeal #2007-26, John & Wendy Doyle, 613 France St.

3. **APPROVE WORKING NOTES**
4. **ANY OTHER BUSINESS**
5. **ADJOURN**